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LAND OWNERSHIP IN SURVEY UNIT #1

FLORIDA - 1934

By

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This paper releases data gathered in current investigations at the Southern Forest Experiment Station, and is subject to correction or modification following further investigation.



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## LAND OWNERSHIP IN SURVEY UNIT #1

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### INTRODUCTION

In any study aimed to devise a land-use policy for a given economic region it is necessary to know, among other factors, who owns the land and in what size tracts it is held. Other factors, which will not be discussed here, include the costs as represented by taxes, and the stability of ownership, the relation of these factors to local public finance, and the costs of government. To answer the first two of these questions for the area embraced in the northeastern section of Florida, the data in this preliminary progress report were obtained by analysis of county tax-rolls in eight selected counties as of June 1, 1934. Subsequent papers in this series will deal with taxation, tax delinquency, and related matters, and the relation of all these factors to land-use and economic development.

The eight counties studied were Alachua, Columbia, Dixie, Madison, Nassau, St. Johns, Suwannee, and Volusia. In each county a two-man crew abstracted the data on land ownership from the tax-roll, the information on the chief business or occupation of property-owners being obtained from the county officials or other informed persons at the county-seat. Owing to wide variations in completeness, accuracy, and form among the records in these counties, these data cannot be regarded as absolutely accurate and final, but are sufficiently correct to indicate trends and major differences in ownership conditions in the several counties. It cannot properly be assumed that the data for any one county or group of counties can be applied to other counties not studied to obtain an average for the Unit, since local conditions vary considerably among the 21 counties.

### LOCATION AND DESCRIPTION OF UNIT <sup>1/</sup>

#### Location

Florida Unit #1, the section of the State included in this study, comprises the twenty-one counties of northeastern Florida lying between the Atlantic Ocean on the east, the Gulf of Mexico and the Aucilla River on the west, the Florida-Georgia state line on the north, and the southern boundaries of Volusia, Marion, and Levy Counties on the south. (See Fig. 1.)

<sup>1/</sup> Data obtained by the Forest Survey of the South, an activity of the Southern Station, which bases its field work and reports on units of 4,000,000 to 10,000,000 acres, each unit being generally homogeneous in regard to physical and forest conditions and forest types.



## Area

The gross land area of the Unit as reported by the U. S. Census of 1930 is 9,778,560 acres (3) <sup>2/</sup>. The area on the tax-rolls of the eight sample counties carried as rural land (area reported by public land survey subdivisions rather than in urban lots and blocks) is 3,169,148 acres as compared with a gross land area of 3,990,400 acres. The difference, or 820,000 acres, includes the area taken up by cities, towns, and villages, road and railroad rights-of-way, waterways, and in platted subdivisions which have not been restored to the "acreage" roll following abandonment as subdivisions after the collapse of the "boom" of 1924-1926.

## Land-Use

More than three-fourths of the total land area of the Unit is forest land, 15 percent is agricultural land, and the balance is marsh and prairie, or in towns, rights-of way, or waterways. Not including the 263,000 acres of the Ocala National Forest, (See Fig. 1) there are 7,378,900 acres of forest-land in the Unit. (2). This forest area is composed of three major types of timber, in several conditions of growth and stocking, as shown in Table 1. (2).

## Resources

The agricultural products of the Unit vary, of course, in the different sections. For the Unit as a whole, the principal agricultural crops, in order of value of product in 1929, were as follows: vegetables (truck), citrus and small fruits, cotton, corn and small grains, and other field crops. This Unit exceeds, except for citrus fruits, any other section of the State in value of the agricultural crops produced, the total value in 1929 being \$19,840,681. Compared with other states, Florida, except for its fruit, ranks relatively low in agricultural crop production. (4).

In value of forest resources, this Unit also exceeds any other section of the state. Its chief products are naval stores, lumber, poles and piling, and crate and box material. Total naval stores production in the 1933-1934 season was 81,610 units, <sup>3/</sup> from 1,381,300 acres. Seventy-six percent of this working acreage was leased and the remainder owner-operated. (1).

The total present board-foot volume of saw-timber (International Rule) is estimated by the Forest Survey at 10,680,100 M feet, of which 6,017,100 M feet is pine, 2,645,100 M feet hardwood, and 2,017,900 M feet cypress. (From unpublished data.)

The Forest Survey also estimates that the volume of pulping material in the forest, exclusive of round, working, and idle turpentine pines, but including trees worked out for turpentine, is 14,525,000 cords. This figure includes the cordwood volume in sawlogs, poles, piling, etc., and is not the volume available exclusively for pulpwood. (2). In 1929 this unit produced 60 percent of the total value of farm woodland products in the entire state.

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<sup>2/</sup> Figures in parentheses refer to literature cited at end of report.

<sup>3/</sup> A naval-stores unit consists of one 50-gallon barrel of turpentine and 3-1/3 500-pound (gross) barrels of rosin.



Table 1. - Forest area by forest conditions and forest type groups, Survey Unit #1 <sup>1/</sup> Florida

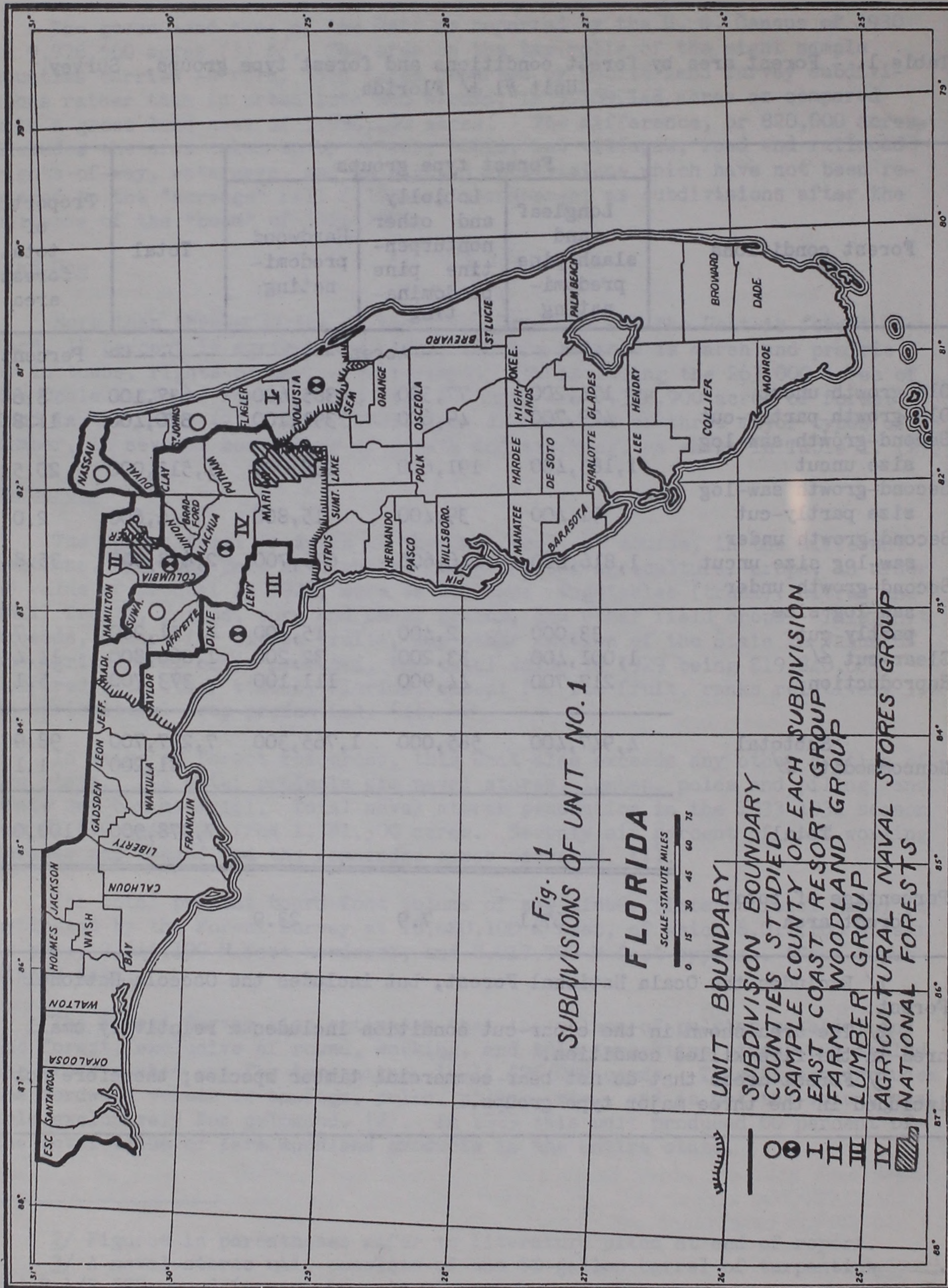
Forest conditions	Forest type groups			Total	Proportion of total forest area
	Longleaf and slash pine predominating	Loblolly and other nonturpentine pine predominating	Hardwood predominating		
	----- Acres -----				Percent
Old-growth uncut	174,200	77,300	385,600	637,100	8.6
Old-growth partly-cut	429,700	49,600	391,100	870,400	11.8
Second-growth saw-log size uncut	1,183,400	191,600	138,000	1,513,000	20.5
Second-growth saw-log size partly-cut	91,400	39,400	15,800	146,600	2.0
Second-growth under saw-log size uncut	1,816,600	146,600	675,700	2,638,900	35.8
Second-growth under saw-log size partly-cut	33,000	2,400	15,800	51,200	.7
Clear-cut <sup>2/</sup>	1,001,400	33,200	32,200	1,066,800	14.4
Reproduction	217,700	44,900	111,100	373,700	5.1
Subtotal	4,947,400	585,000	1,765,300	7,297,700	98.9
Noncommodity <sup>3/</sup>				81,200	1.1
Total				7,378,900	100.0
Percentage of total forest area	67.1	7.9	23.9		

<sup>1/</sup> Excludes the Ocala National Forest, but includes the Osceola National Forest.

<sup>2/</sup> The area shown in the clear-cut condition includes a relatively small area in the fire-killed condition.

<sup>3/</sup> Forest areas that do not bear commercial timber species; therefore not included in the three major type groups.







## Population

The total estimated population of the Unit, as of January 1, 1932, was 453,774, or 30 percent of that of the entire state. (6). The population was distributed according to the Census of 1930 (5) as follows: urban - 48 percent, rural non-farm - 30 percent, rural farm - 22 percent. The urban population is concentrated chiefly in larger towns and cities on or near the East Coast (Jacksonville, St. Augustine, Daytona Beach, Palatka, Deland) and in a few inland towns (Lake City, Gainesville, Ocala, Madison, Perry). As indicated, less than one-fourth of the population is classed as farmers.

The negro population, comprising 37 percent of the total, is evenly distributed throughout the Unit.

Occupationally, 22.5 percent of those 10 years old and older gainfully employed (total - 177,334 persons) were engaged in agriculture, 10 percent in forest industries and woods work, 12 percent in the "resort" business, 10 percent in wholesale and retail trade, and 46 percent in other occupations, chiefly building trades, tobacco factories, domestic, professional, and personal services. (5).

## Physio-Economic Subdivisions of Unit #1.

The Unit can be divided into four divisions showing more or less distinctive physical and economic conditions. (See Fig. 1). These are as follows: East Coast "Resort" Counties (Duval, Flagler, St. Johns, Volusia); Farm Woodland Counties (Baker, Columbia, Hamilton, Nassau); Lumber Counties (Dixie, Levy, Taylor); and Agricultural-Naval Stores Counties (10 remaining counties). While the physical and economic conditions of these groups overlap to some extent, there are sufficient differences between any two groups to warrant separate classification. A summary of the character of the population and of the principal products of each subdivision is given in Table 2.

To simplify the presentation of detailed ownership data, one county from each of these four groups has been chosen as representative of its group. Volusia County is the sample from the East Coast "Resort" counties, Columbia from the Farm Woodland, Dixie from the Lumber, and Alachua from the Agricultural-Naval Stores counties. Only briefed data will be presented from the other four counties studied (St. Johns, Nassau, Suwannee, Madison; see Fig.1).

### LAND OWNERSHIP

#### East Coast Resort Group

In at least three of the four East Coast Counties, resort business is one of the principal activities. It is concentrated to a considerable degree on a narrow strip of land from two to ten miles wide bordering the Atlantic Ocean, and to a lesser degree along the St. Johns River on their western boundaries. In St. Johns and Flagler Counties much of the remaining area is undeveloped. Duval County, containing the cities of Jacksonville and South Jacksonville, is largely urban in character. Volusia County, with the cities of Daytona Beach, DeLand, and 13 smaller towns, also has a large urban population. Other data of interest concerning this group are shown in Table 2.

Volusia County is generally representative of conditions in this group. Detailed data on its land ownership conditions are presented in Table 3 and Figure 2.



Table 2. - Character of Population, Nature of Products in Physio-Economic Subdivisions of Unit #1, Florida

Physio-Economic group	Gross area (acres) <sup>1/</sup>	Total population <sup>2/</sup> 1930	Distribution of population <sup>2/</sup>				Principal crops			
			Urban	Rural non-farm	Rural farm	Colored	White	Agricultural <sup>3/</sup>	Forest	
----- Percent -----										
East Coast	1,922,560	219,402	79.0	16.3	4.7	33.5	66.5	Vegetables, fruits, nursery prod.	Lumber, crate and box material, posts.	
Farm Woodland	1,627,520	32,011	8.6	66.1	25.3	39.8	60.2	Cotton, corn hay, nursery products.	Lumber, naval stores, cooperage.	
Lumber	1,857,920	39,740	18.7	38.9	42.4	38.3	61.7	Vegetables, corn, and other grain.	Lumber, poles, piling, naval stores.	
Agri.-Naval Stores	4,370,560	145,574	18.5	39.1	42.4	41.3	58.7	Vegetables, fruit, corn cotton.	Naval stores, crate and box material, cooper-age, lumber.	
Whole Unit	9,778,560	436,737	48.2	29.6	22.2	37.0	63.0	Vegetables, fruit, corn, & small grains, cotton, hay.	Naval stores, lumber, cooperage, crate & box material, poles.	

<sup>1/</sup> Data from: U. S. Bureau of Census, 15th Census of U. S. - 1930. Agriculture, 1st Series, Florida.

<sup>2/</sup> Data from: Ibid. - Population Bull. - 2nd Series - Florida.

<sup>3/</sup> Data from: Ibid. - Agriculture - 2nd Series - Florida.



Table 3. - Distribution of Land Ownership by Types of Owners and Size-class of Holdings - Volusia County, Florida - 1934

Type of Owner	Total Owners Per Type		Total Area Per Type	
	Number	Percent	Acres	Percent
Farmers	578	25.3	33,164	9.7
Land Speculators	83	3.6	141,608	41.1
Townspeople	28	1.2	23,928	6.9
Bank, Loan, Ins., and Util. Co.	16	0.7	3,436	1.0
Lumbermen	8	0.4	51,804	15.0
Naval Stores Oper.	5	0.2	1,650	0.4
Public	3	0.1	17,452	5.1
Non-classified non- residents	1,531	67.1	70,931	20.6
Unknown	32	1.4	637	0.2
Total	<u>1/</u> 2,284	100.0	<u>2/</u> 344,610	100.0

Size-Class of Holdings	Total Holdings Per Class		Total Area Per Class	
	Number	Percent	Acres	Percent
1 - 50	1,825	77.5	27,501	8.0
51 - 100	307	13.0	25,556	7.4
101 - 500	143	6.2	30,040	8.7
501 - 1000	43	1.8	29,230	8.5
1001 - 2000	15	0.6	21,945	6.4
2001 - 5000	7	0.3	19,245	5.6
5001 - 10,000	9	0.4	65,550	19.0
Over 10,000	4	0.2	125,543	36.4
Total	<u>1/</u> 2,353	100.0	<u>2/</u> 344,610	100.0

1/ Total number of owners and total number of holdings differ because in one classification only three public owners are listed (federal, state, municipal) while in the other classification, public areas are listed by number of separate holdings per size-class.

2/ Rural land on tax-roll, exclusive of areas within incorporated towns, rights-of-way, waterways, etc. About 350,000 acres of Volusia County are listed as in blocks and lots, the "boom" incorporations never having been unincorporated. Above areas include rural land theoretically forfeited for non-payment of taxes.



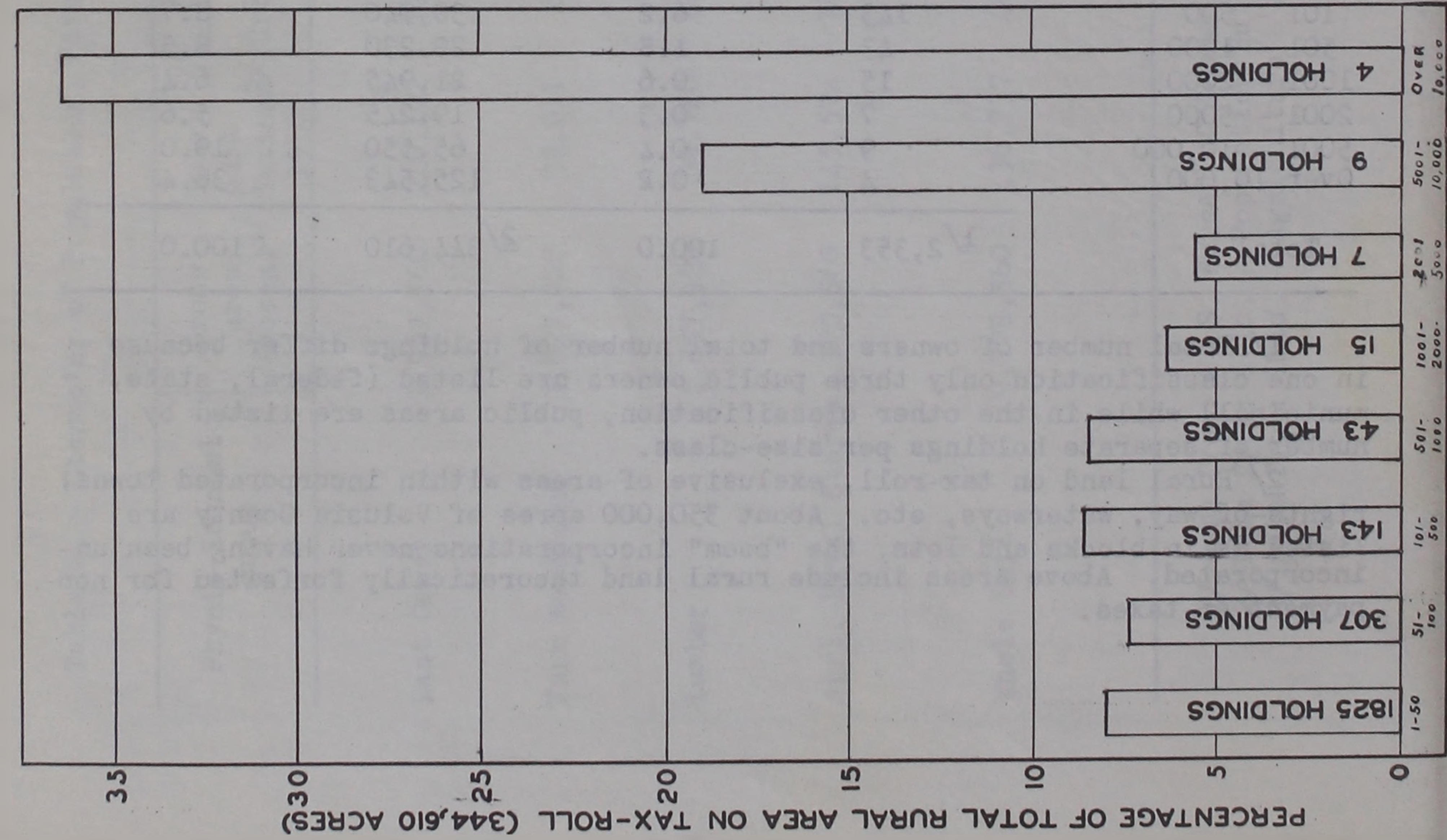


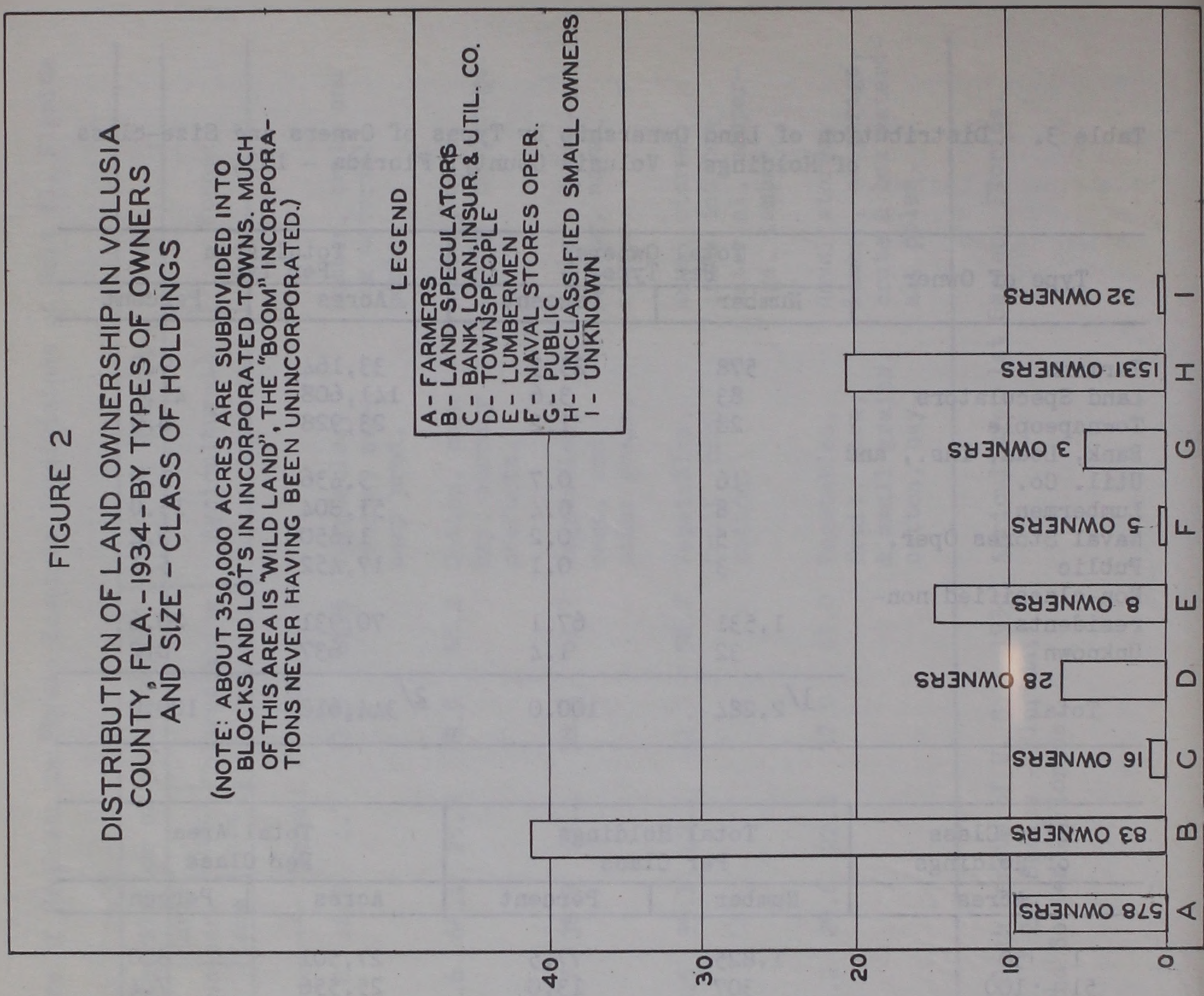
FIGURE 2

# DISTRIBUTION OF LAND OWNERSHIP IN VOLUSIA COUNTY, FLA. - 1934 - BY TYPES OF OWNERS AND SIZE - CLASS OF HOLDINGS

(NOTE: ABOUT 350,000 ACRES ARE SUBDIVIDED INTO BLOCKS AND LOTS IN INCORPORATED TOWNS. MUCH OF THIS AREA IS "WILD LAND", THE "BOOM" INCORPORATIONS NEVER HAVING BEEN UNINCORPORATED.)

## LEGEND

- A - FARMERS
- B - LAND SPECULATORS
- C - BANK, LOAN, INSUR. & UTIL. CO.
- D - TOWN SPEOPLE
- E - LUMBERMEN
- F - NAVAL STORES OPER.
- G - PUBLIC
- H - UNCLASSIFIED SMALL OWNERS
- I - UNKNOWN



TYPES OF OWNERS



The outstanding fact shown by these data is that nearly half the unincorporated rural area of Volusia County is owned by land speculators, both individual and corporate. This condition is undoubtedly the aftermath of the "boom" of 1924-1926, coupled with the facts that land then or later bought for speculation has not been salable during the depression, and that the expected "urban" or "resort" development of these lands never materialized even to the point of incorporation, (See footnote 2/, Table 3). Much of this land is seriously involved in tax-delinquency. 4/

The second largest percentage of rural area is owned by nonresidents whose occupations were unclassified. Many of these were northern people owning winter-homes here. These holdings are generally small, averaging 46 acres each.

Fifteen percent of the rural area is owned by 8 lumbermen, three of whom hold 98 percent of the 51,804 acres held by this type of owner, the other five owners having only small tracts. Naval-stores operators hold less than half of one percent of the county, although turpentine is not limited, of course, to the forest land owned in fee by operators. As in many other parts of the Unit, most of the naval-stores operations are in leased timber.

Farmers held only 10 percent of the area, and these tracts average about 60 acres each in area, indicating the relatively unimportant place that agriculture holds in this county's economy.

Five percent of the area is publicly owned, exclusive of the area in theoretical public ownership through tax-forfeiture. Seventy percent of the publicly owned area is held by the State of Florida; the federal government and various municipalities own the remainder.

The average holding in Volusia County is 146 acres in area. Based on number of holdings, 78 percent are 50 acres or less in area, and more than 90 percent are less than 101 acres. Based on area, however, 55 percent of the unincorporated rural land of the county is held by 13 owners in tracts of 5000 or more acres each. Expressed in another way, less than one percent of the number of owners of rural property control more than 55 percent of the rural area.

#### Farm Woodland Group

The four counties comprising this group all lie along the Florida-Georgia state line. (See Fig. 1). Data on the character of population, gross area, and principal agricultural and forest products are shown in Table 2. The principal species of timber are longleaf and slash pine, with a belt of mixed loblolly pine and hardwoods running southeasterly through central Hamilton and southern Columbia counties.

The southeastern third of Baker County and the southern half of Columbia County more nearly resemble the Agricultural-Naval Stores counties to the south, but, since the county is the unit basis for the data, all of these two counties were included in the Farm Woodland Group. Columbia is the sample county most representative of conditions in this group. Detailed data on the distribution of ownership of its rural land are shown in Table 4 and Figure 3.

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4/ A detailed discussion of tax-delinquency in Unit #1, is presented in a later report--Land Taxation and Tax Delinquency in Survey Unit #1, Florida.



Table 4. - Distribution of Land Ownership by Types of Owners and Size-classes of holdings - Columbia County, Florida - 1934

Type of Owner	Total Owners Per Type		Total Area Per Type	
	Number	Percent	Acres	Percent
Farmers	1,564	61.4	183,131	37.9
Land Speculators	21	0.8	63,755	13.2
Townspeople	196	7.7	33,970	7.0
Bank, Loan, Ins. & Util. Co.	15	0.6	13,004	2.9
Lumbermen	6	0.2	4,370	0.9
Naval-Stores Operators	17	0.7	36,486	7.5
Public	3	0.1	73,635	15.2
Eleemosynary	10	0.4	121	<u>1/</u>
Unclassified small owners	214	8.4	18,784	3.9
Unknown	502	19.7	55,472	11.5
Total	<u>2/</u> 2,548	100.0	<u>3/</u> 482,728	100.0

Size-Classes of Holdings (Acres)	Total Holdings Per Class		Total Area Per Class	
	Number	Percent	Acres	Percent
1 - 50	1,322	48.9	28,195	5.9
51 - 100	465	17.2	35,953	7.4
101 - 500	687	25.4	146,990	30.4
501 - 1,000	191	7.1	121,045	25.1
1001 - 2,000	19	0.7	26,608	5.5
2001 - 5,000	14	0.5	37,227	7.7
5001 - 10,000	3	0.1	20,648	4.3
Over 10,000	2	0.1	66,062	13.7
Total	<u>2/</u> 2,703	100.0	<u>3/</u> 482,728	100.0

1/ Less than 0.05 percent.

2/ Total number of owners and total number of holdings differ because in one classification three public owners are listed (federal, state, municipal), whereas in the other classification public areas are listed by number of separate holdings per size-class.

3/ Rural land on tax-roll, exclusive of areas within incorporated towns, rights-of-way, and waterways. Above figures include land theoretically forfeited for non-payment of taxes.

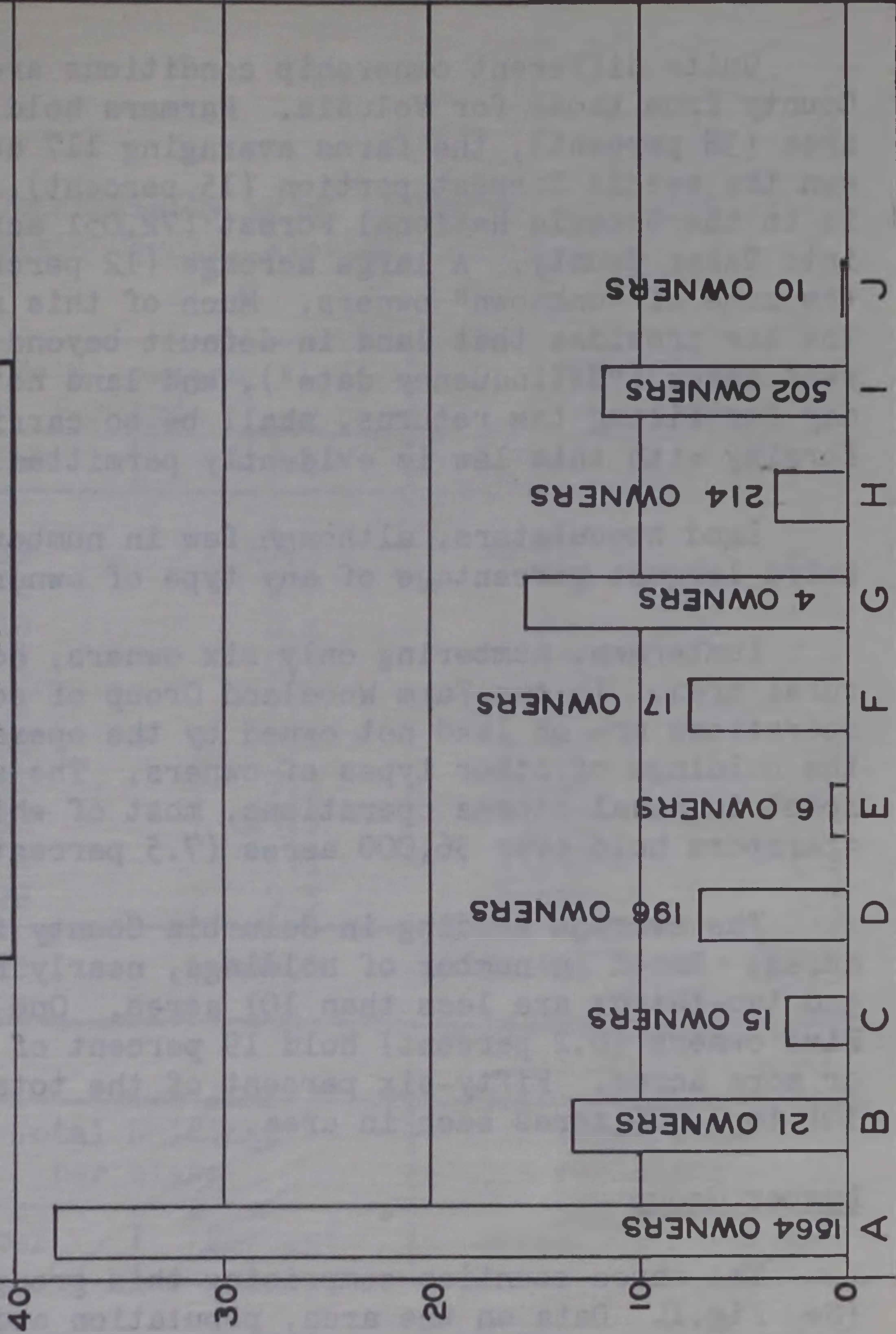


FIGURE 3

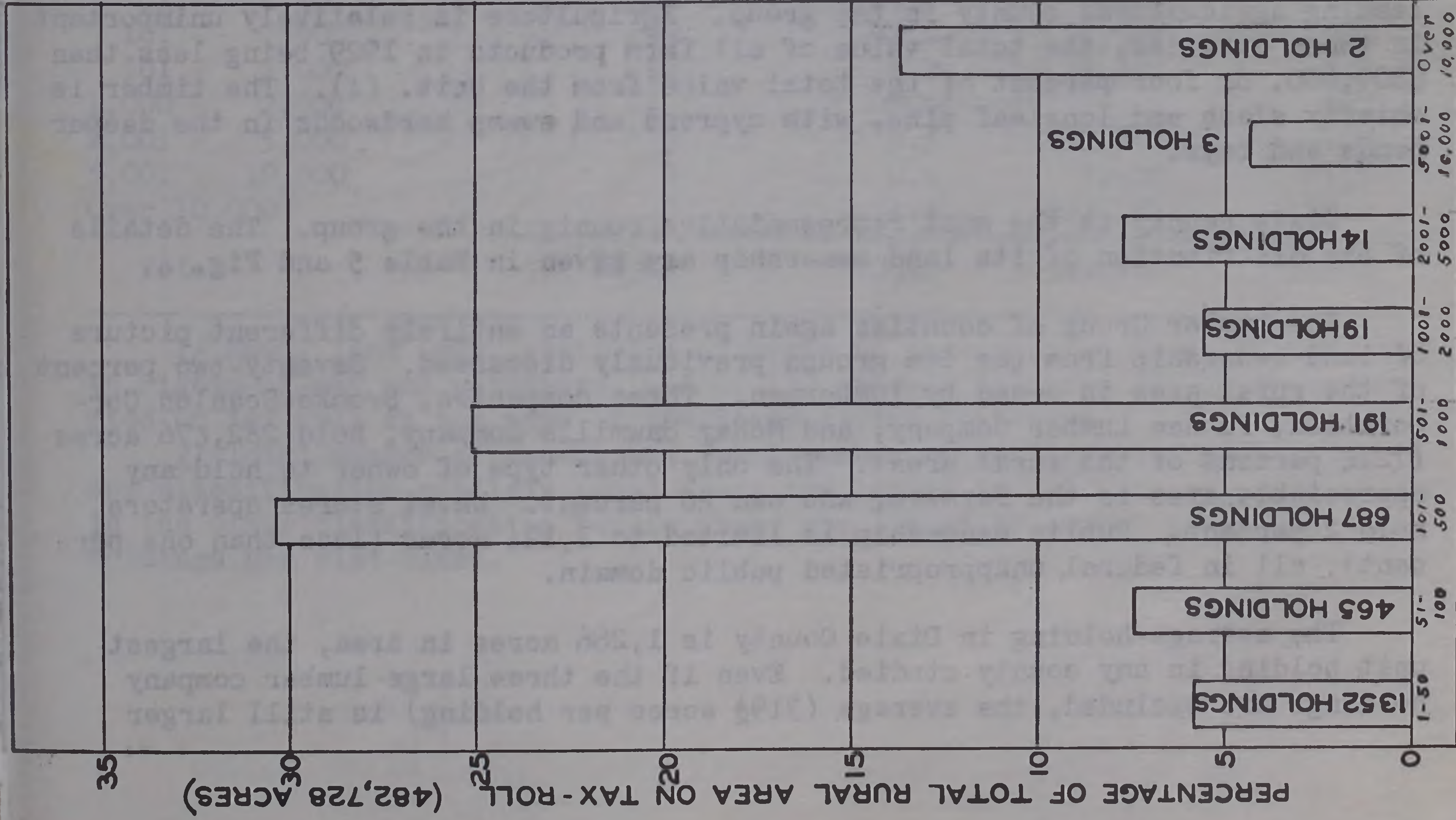
DISTRIBUTION OF LAND OWNERSHIP IN COLUMBIA  
COUNTY, FLA. - 1934 - BY TYPES OF OWNERS  
AND SIZE - CLASS OF HOLDINGS

LEGEND

- A - FARMERS
- B - LAND SPECULATORS
- C - BANK, LOAN, INSUR. & UTIL. CO.
- D - TOWNSPEOPLE
- E - LUMBERMEN
- F - NAVAL STORES OPERATORS
- G - PUBLIC
- H - UNCLASSIFIED SMALL OWNERS
- I - UNKNOWN
- J - ELEMOSYNARY



TYPES OF OWNERS



SIZE - CLASS OF HOLDINGS (ACRES)



Quite different ownership conditions are shown by these data for Columbia County from those for Volusia. Farmers hold the largest percentage of rural area (38 percent), the farms averaging 117 acres in area, while public agencies own the second largest portion (15 percent). Most of the publicly-owned land is in the Osceola National Forest (72,051 acres). This Forest also extends into Baker County. A large acreage (12 percent) is carried on the tax roll in the name of "unknown" owners. Much of this area is that in current tax-default. The law provides that land in default beyond the last date for payment of current taxes ("delinquency date"), and land not returned for taxation by the last day for filing tax returns, shall be so carried, but very wide latitude in conforming with this law is evidently permitted.

Land speculators, although few in number, held 13 percent of the area, the third largest percentage of any type of owner.

Lumbermen, numbering only six owners, hold less than one percent of the rural area. In the Farm Woodland Group of counties, most of the lumbering operations are on land not owned by the operators, but on farm woodlands and the holdings of other types of owners. The same procedure is common in respect to naval stores operations, most of which are on leased timber, although operators hold over 36,000 acres (7.5 percent of the rural area).

The average holding in Columbia County for all types of owners is 179 acres. Based on number of holdings, nearly half are 50 acres or less in area, and two-thirds are less than 101 acres. One-fourth range from 101 to 500 acres. Five owners (0.2 percent) hold 19 percent of the total area in tracts of 5,000 or more acres. Fifty-six percent of the total acreage is held in tracts from 101 to 1,000 acres each in area.

#### Lumber Group

The three counties comprising this group all lie along the Gulf Coast. (See Fig.1). Data on the area, population and products of this group are given in Table 2. Most of the rural-farm population is in Levy County, which is the leading agricultural county in the group. Agriculture is relatively unimportant in these counties, the total value of all farm products in 1929 being less than \$809,000, or four percent of the total value from the Unit. (4). The timber is chiefly slash and longleaf pine, with cypress and swamp hardwoods in the deeper ponds and bays.

Dixie county is the most representative county in the group. The details of the distribution of its land ownership are given in Table 5 and Fig. 4.

The Lumber Group of counties again presents an entirely different picture of land ownership from the two groups previously discussed. Seventy-two percent of the rural area is owned by lumbermen. Three companies, Brooks-Scanlon Corporation, Putnam Lumber Company, and McRay Sawmills Company, hold 282,476 acres (72.4 percent of the rural area). The only other type of owner to hold any appreciable area is the farmers, who own 20 percent. Naval stores operators hold 2 percent. Public ownership is limited to 1,124 acres (less than one percent), all in federal unappropriated public domain.

The average holding in Dixie County is 1,266 acres in area, the largest unit holding in any county studied. Even if the three large lumber company holdings are excluded, the average ( $319\frac{1}{2}$  acres per holding) is still larger



Table 5. - Distribution of Land Ownership by types of Owners and Size-Classes of holdings - Dixie County, Florida, 1934

Type of owner	Total owners Per type		Total area Per type	
	Number	Percent	Acres	Percent
Farmers	139	47.2	78,739	20.4
Land Speculators	2	0.7	568	0.1
Townspeople	19	6.4	1,860	0.5
Bank, Loan, & Insurance Co.	2	0.7	3,972	1.0
Lumbermen	5	1.7	282,876	72.4
Naval Stores Operators	8	2.7	8,597	2.2
Public	1	0.3	1,124	0.3
Unclassified Small Owners	87	29.5	7,172	1.8
Eleemosynary	4	1.3	1,490	0.4
Unknown	28	9.5	3,507	0.9
Total	<u>1</u> /295	100.0	<u>1</u> /389,905	100.0

Size-classes of holdings (Acres)	Total holdings per class		Total area per class	
	Number	Percent	Acres	Percent
1 - 50	128	41.5	3,263	0.8
51 - 100	63	20.5	4,819	1.2
101 - 500	99	32.2	21,048	5.4
501 - 1,000	12	3.9	8,200	2.1
1,000 - 2,000	--	0.0	--	0.0
2,001 - 5,000	1	0.3	3,812	1.0
5,001 - 10,000	2	0.6	5,678	1.5
Over 10,000	3	1.0	343,085	88.0
Total	<u>1</u> / <u>2</u> /308	100.0	<u>1</u> /389,905	100.0

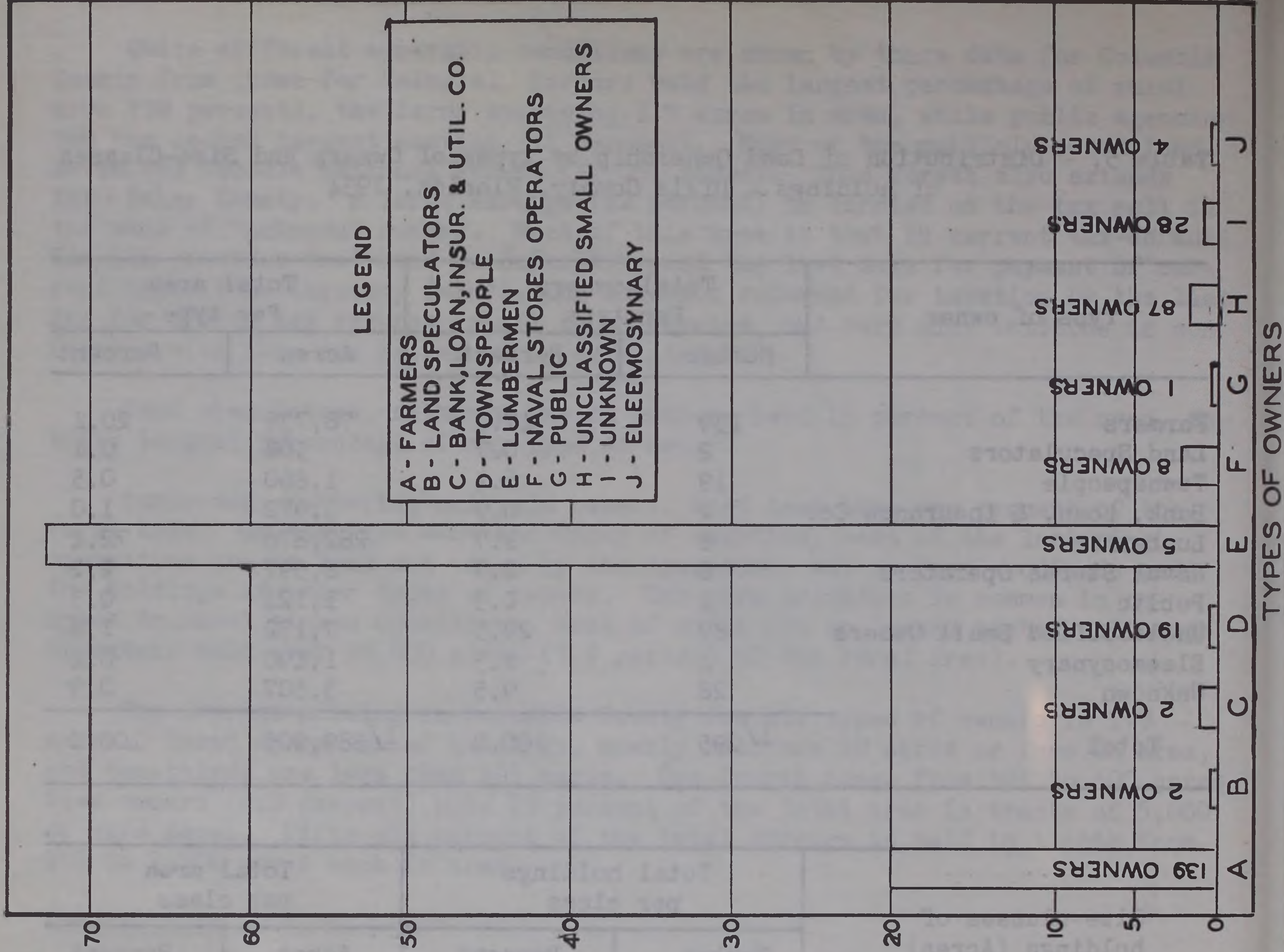
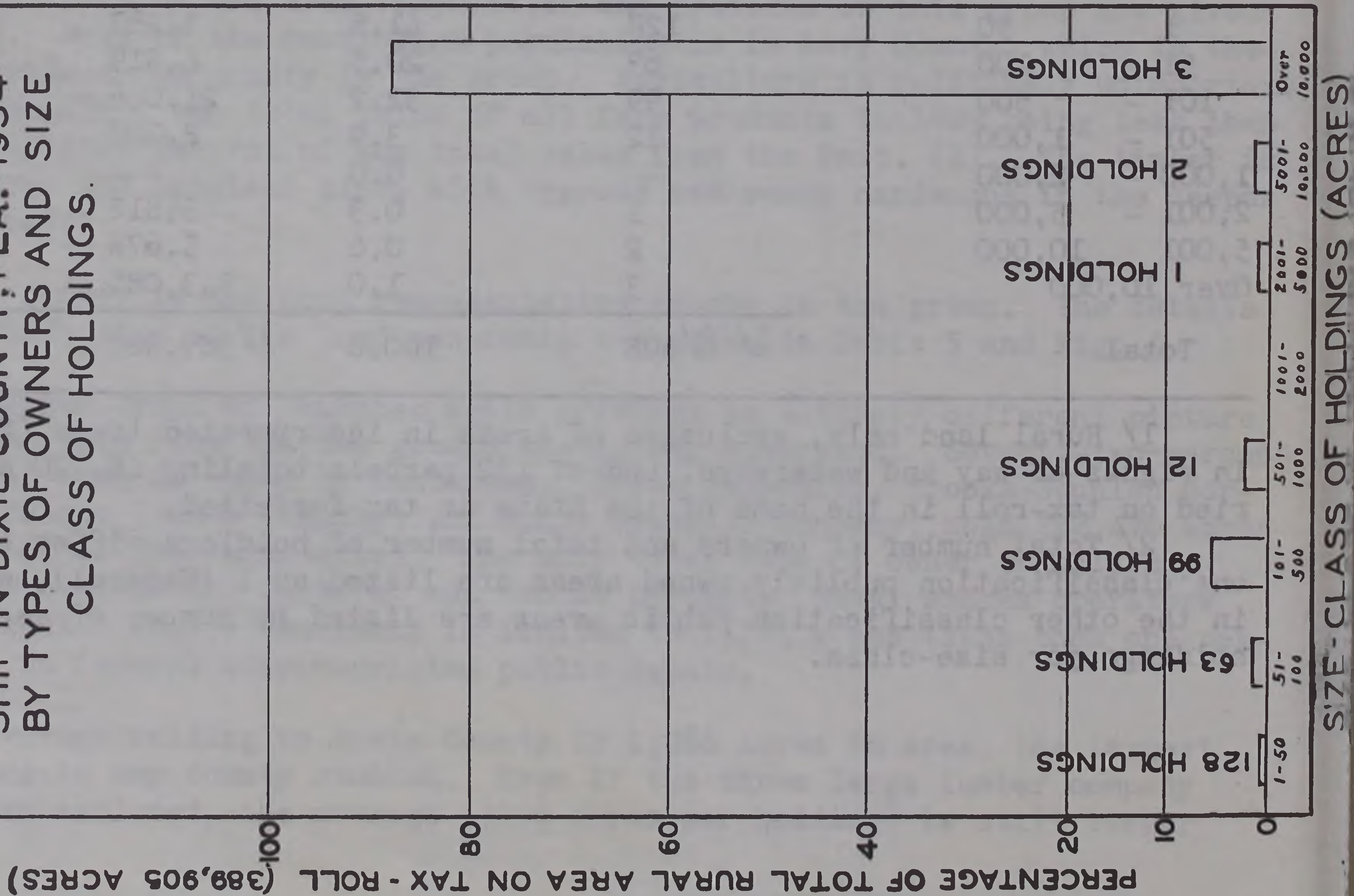
1/ Rural land only, exclusive of areas in incorporated towns (Cross City), in rights-of-way and waterways, and of 432 parcels totaling 48,720 acres carried on tax-roll in the name of the State as tax-forfeited.

2/ Total number of owners and total number of holdings differ because in one classification publicly-owned areas are listed as 1 (federal), whereas in the other classification public areas are listed by number of separate holdings per size-class.



FIGURE 4

DISTRIBUTION OF LAND OWNER-  
SHIP IN DIXIE COUNTY, FLA.-1934-  
BY TYPES OF OWNERS AND SIZE  
CLASS OF HOLDINGS.





than that of any other county. Ninety percent of the rural area is held by five owners (1.6 percent of total number) in tracts of more than 5,000 acres each. While only 2 percent of the total area is held in tracts averaging less than 100 acres each, 62 percent of the number of holdings are of this size.

In this county, tax-forfeited land is carried on the tax roll in name of the "State of Florida," while the currently delinquent land is carried in the name of "Unknown." The latter areas appear in Table 5; the former do not, since no data were obtained as to their exact status. In all other counties, tax-forfeited land is shown either under some known type of ownership, or under "Unknown" ownership.

#### Agricultural-Naval Stores Group

The 10 counties comprising this subdivision of the Unit are all interior (see Fig. 1). Data on their area, population, and products are shown in Table 2. This group of counties is the most important of the Unit in agricultural production, the total value of such crops in 1929 being nearly \$11,200,000, or 56½ percent of that of the whole Unit. (4). Except for a narrow belt of loblolly pine-hardwoods in the north-central portion and some cypress in scattered stands in the western portion, the timber is almost exclusively slash and longleaf pine.

Alachua County has been selected as the sample county representative of this group. The distribution of its land ownership is shown in Table 6 and Figure 5.

This county's agricultural predominance is shown again by the fact that farmers own 46 percent of its rural area, each farm averaging 115 acres in area; 23 percent is owned by unclassified small owners, whose holdings average only 98 acres in area. Most of their land is in farms or idle. If in farms, it is usually operated by a tenant or a share cropper, or it may be worked on a part-time basis by the owner. Fourteen percent of the rural area is held by townspeople (merchants, professional men, and so forth). Much of this area is also in tenant-operated farms. Hence the area of the county in use as farms comprises well over half the total.

Lumbermen own less than 4 percent and naval stores operators less than one percent of the area. Lumber is not an important product of the county, but naval stores are leading items. As elsewhere in the subdivision, most of the operations are in leased timber. The other important naval stores producing counties in the subdivision are Madison, Union, Bradford, and Clay, although some production and stilling is found in all counties.

Eighty percent of the number of holdings are less than 101 acres in area, although this class comprises but 19 percent of the total rural area. Nearly one-fourth of the total area is in holdings 101 to 500 acres in area, the largest percentage in any one size-class. Ten owners (less than half of one percent of total number) hold 21½ percent of the total area. The average holding in Alachua County covers 129 acres.



Table 6. - Distribution of Land Ownership by Types of Owners and Size-Classes of holdings - Alachua County, Florida - 1934.

Type of owner	Total owners Per type		Total area Per type	
	Number	Percent	Acres	Percent
Farmers	1,957	51.4	224,983	45.9
Land Speculators	34	0.9	38,557	7.8
Townspeople	320	8.4	66,781	13.6
Bank, Loan, Ins., & Util. Co.	18	0.5	9,099	1.9
Lumbermen	3	0.1	17,077	3.5
Naval Stores Operators	10	0.3	3,484	0.7
Public	2	0.1	3,002	0.6
Eleemosynary	2	0.1	100	1/
Unclassified Small Owners	1,143	30.0	112,033	22.8
Unknown	313	8.2	15,836	3.2
Total	<u>2/</u> 3,802	100.0	<u>3/</u> 490,952	100.0

Size-classes of holdings (Acres)	Total holdings per class		Total area per class	
	Number	Percent	Acres	Percent
1 - 50	2,495	65.5	50,718	10.3
51 - 100	563	14.8	42,624	8.7
101 - 500	583	15.3	117,120	23.9
501 - 1,000	106	2.8	70,380	14.4
1,001 - 2,000	35	0.9	47,719	9.7
2,001 - 5,000	20	0.5	57,062	11.6
5,001 - 10,000	5	0.1	33,407	6.8
Over 10,000	5	0.1	71,922	14.6
Total	<u>2/</u> 3,814	100.0	<u>3/</u> 490,952	100.0

1/ Less than 0.05 percent.

2/ Total number of owners and total number of holdings differ because in one classification two public owners are listed (federal and state), whereas in the other classification, public areas are listed by number of separate holding per size-class.

3/ Rural land only, exclusive of areas in incorporated towns, rights-of-way, and waterways. Approximately 50,000 acres are in suburban blocks and lots.



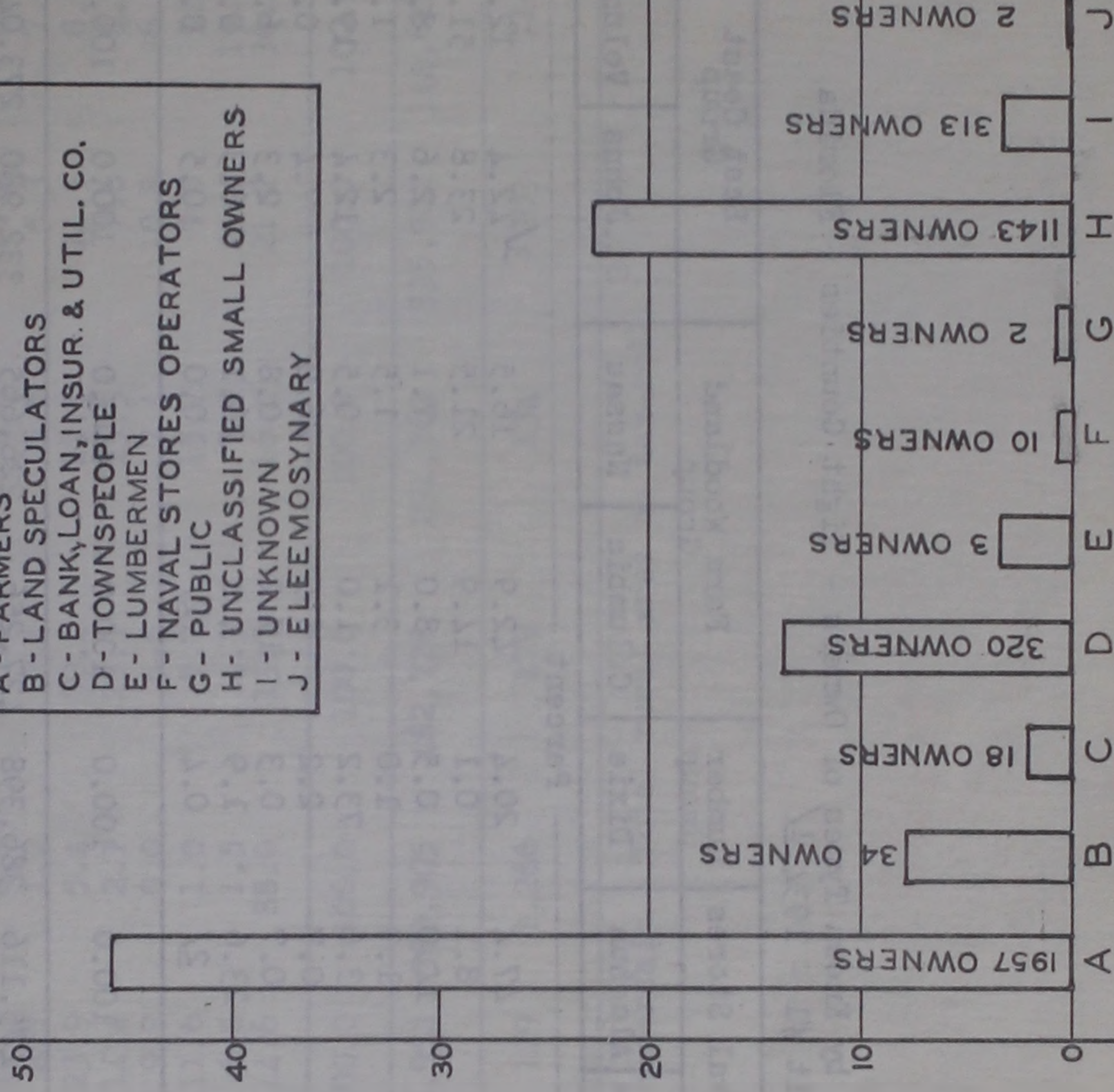
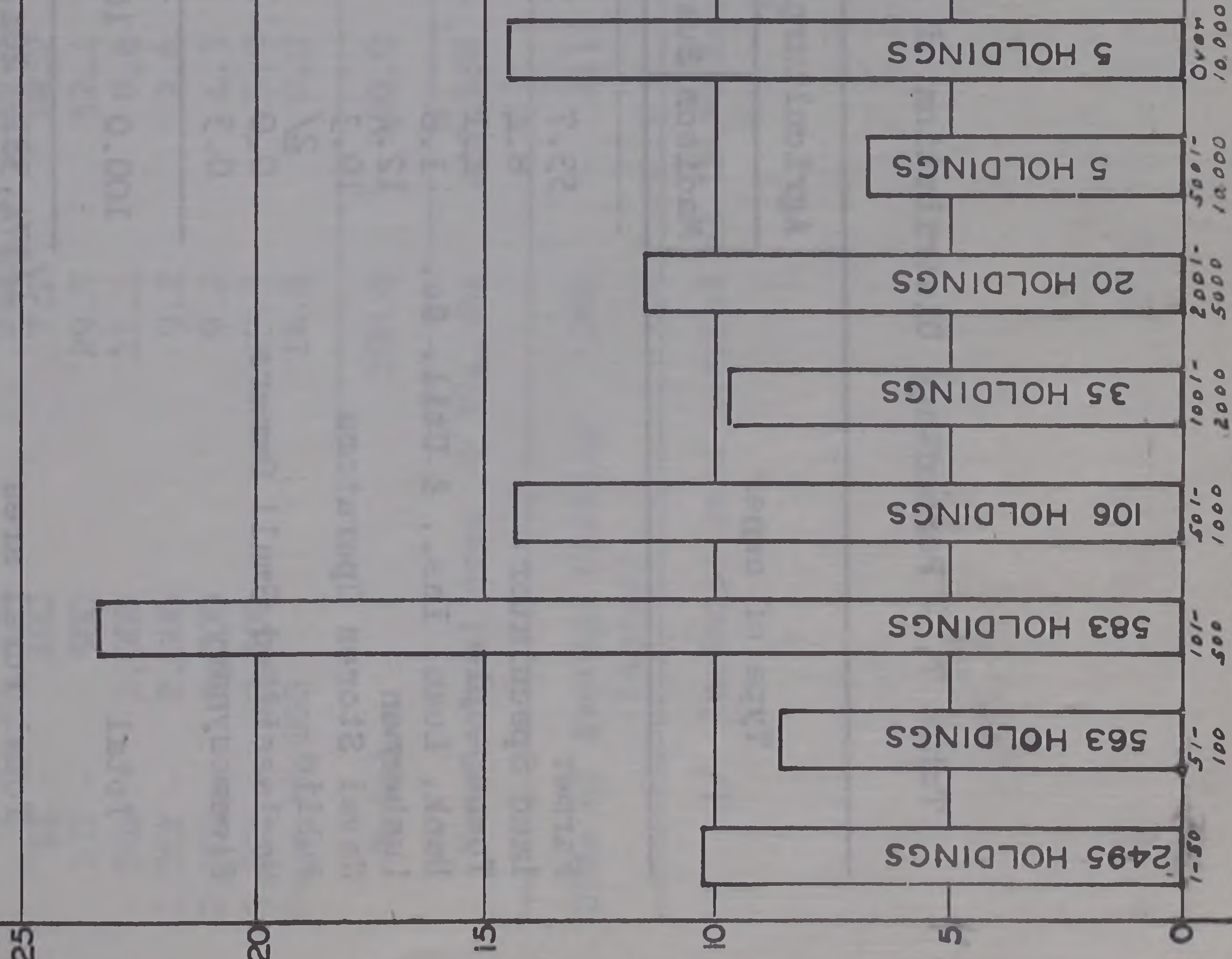
FIGURE 5

DISTRIBUTION OF LAND OWNERSHIP IN ALACHUA COUNTY, FLA.-1934 - BY TYPES OF OWNERS AND SIZE - CLASS OF HOLDINGS

PERCENTAGE OF TOTAL RURAL AREA ON TAX-ROLL (490,952 ACRES)

LEGEND

- A - FARMERS
- B - LAND SPECULATORS
- C - BANK, LOAN, INSUR. & UTIL. CO.
- D - TOWNSPEOPLE
- E - LUMBERMEN
- F - NAVAL STORES OPERATORS
- G - PUBLIC
- H - UNCLASSIFIED SMALL OWNERS
- I - UNKNOWN
- J - ELEMOSYNARY



SIZE-CLASS OF HOLDINGS (ACRES)

TYPES OF OWNERS



Table 7. - Percentage Distribution of Area by Known Types of Owners - Eight Counties - Florida  
Unit #1 - 1934.1/

Type of owner	Agricultural-Naval Stores Group			Lumber Group	Farm Woodland Group		East Coast Group		
	Madison	Suwannee	Alachua		Columbia	Nassau		St. Johns	Volusia
----- Percent -----									
Farmer	53.7	53.4	47.4	20.4	42.9	16.5	3/ 42.4	12.1	
Land Speculator	8.4	6.5	8.1	0.1	14.9	21.5	23.8	51.9	
Townspeople	4.1	16.6	14.0	0.5	8.0	7.1	2.6	8.8	
Bank, Loan, Ins., & Util. Co.	1.8	5.5	1.9	1.0	3.1	1.5	2.3	1.2	
Lumbermen	12.4	0.4	3.6	73.2	1.0	0.5	12.4	19.0	
Naval Stores Operators	19.3	2.9	0.7	2.2	8.5	26.0	7.4	0.6	
Public	2/	0.5	0.7	0.3	17.2	0.8	2.3	6.4	
Unclassified Small Owners	0.0	14.2	23.6	1.9	4.4	26.1	6.3	0.0	
Eleemosynary	0.3	0.0	2/	0.4	2/	0.0	0.5	0.0	
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Total rural area	1/ 374,381	204,802	475,116	386,398	427,256	226,665	332,980	273,042	

1/ Based on recapitulation of ownership data but eliminating areas classified as in "Unknown" ownership, as follows: Madison, 0 acres; Suwannee, 205,786; Alachua, 15,836; Dixie, 3,507; Columbia, 55,472; Nassau, 64,697; St. Johns, 2,922; Volusia, 71,568; Total - 419,788 acres.

2/ Less than 0.05 percent.

3/ Of this 42.4 percent of farmer-owned property, 13.8 percent is "wild land" not in actual use as farms, and 23.6 percent is improved land actually in use as farms.



Table 8. - Distribution of Rural Area by Size-Classes of Holdings - Eight Counties - Florida Unit #1 - 1934

Size-Classes of Holdings	Agricultural-Naval Stores Group			Lumber Group	Farm Woodland Group		East Coast Group		
	Madison	Suwannee	Alachua		Dixie	Columbia	Nassau	St. Johns	Volusia
----- Acres ----- Percent -----									
1 - 50	3.2	10.9	10.3	0.8	5.9	9.6	6.2	8.0	
51 - 100	7.2	18.2	8.7	1.2	7.4	5.6	5.3	7.4	
101 - 500	29.7	52.4	23.9	5.4	30.4	22.1	14.5	8.7	
501 - 1,000	11.4	8.6	14.4	2.1	25.1	15.3	7.6	8.5	
1,001 - 2,000	9.2	2.6	9.7	0.0	5.5	7.4	10.8	6.4	
2,001 - 5,000	9.2	4.3	11.6	1.0	7.7	15.7	9.0	5.6	
5,001 - 10,000	13.3	3.0	6.8	1.5	4.3	7.9	25.4	19.0	
Over 10,000	16.8	0.0	14.6	88.0	13.7	16.4	21.2	36.4	
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Total rural area	1/ 374,381	410,588	490,952	389,905	482,728	291,362	335,902	344,610	
Size of Average Holding (acres)	266	111	129	1,266	179	134	203	146	

1/ Includes land carried as in "Unknown" ownership - Total rural area on tax-roll.



## SUMMARY AND CONCLUSION

No attempt is made to derive an average of ownership conditions in the Unit as a whole, since the data do not provide an accurate basis for such a figure. In table 7 are presented data for each of the eight counties studied on percentage of area owned by various types of owners. From this table the area carried on the tax-roll in the name of "Unknown" owners has been eliminated in order to show the actual distribution of known ownership. The areas eliminated are given in footnote 1/ of Table 7. It is obvious that the figures given in Table 7 for the four counties previously discussed will differ from those in Table 3 to 6, owing to the elimination of the "Unknown" classification.

It is evident from this table that farmers own the largest portion of the rural area in five of the eight counties; that lumbermen and naval stores operators together own the largest part in two of the eight; and land speculators the largest percentage in the remaining county. In this Unit the area owned in fee by forest operators is not large, except in the southern lumber group. As stated previously, most of the lumbering and naval stores operations elsewhere in the Unit are in leased timber on land owned by another.

In table 8 is shown the percentage distributions of area by size-class of holdings for all eight counties. In this table the figures for the counties previously discussed are the same as those in Table 3 - 6 respectively. They are shown here for purposes of comparison with the other four counties studied.

In five of these eight counties, the largest percentage of the rural area is held in tracts with an area of 101 to 500 acres each. In Suwannee County, more than half the area lies in tracts of this size. The average holding in each county except Dixie falls in the same size-class. This is in part due to the fact that in this size-class fall the commoner divisions of the units of the public land survey system - quarter section (160 acres); half section (320 acres); three-quarter section (480 acres), as well as intermediate units. In two other counties, the largest percentage of the total area is held in tracts of more than 10,000 acres each, and in one county in the 5,001 - 10,000 class. Practically all such holdings are corporately owned, by lumber companies, agricultural companies, or land-speculating companies except for those in the Osceola and Ocala National Forests. As shown in earlier tables for the four sample counties, and equally true in the other four counties studied, as shown in Table 8, the largest number of holdings fall in the size-classes 1-50 acres, and 51-100 acres, although the percentage of area which falls in these two classes is small.



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